

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: July 5, 2012, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members John Allen, Sara Butler, Victor Cabral, Eric Hertfelder, Reggie McCarthy

Also Present: Andrew Teitz, Esq., Assistant Town Solicitor

Absent: Thomas Enright

Chairman Lima brought the meeting to order at 7:04PM.

The minutes of the June 7, 2012, meeting were approved as presented. (McCarthy/Hertfelder 6-0).

1. 12-042 365 Hope St., Leo's Ristorante
install exterior lights (14)

Owner was not present. Member Allen stated that a new sample was on the building, staff will arrange dates for viewing.

At the owner's request, a motion passed to continue the meeting to the regular August 2, 2012, HDC meeting. (Allen/Butler 6-0)

2. 12-048 500 Wood St., Bldg. #10, Mosaico B&CDC
repair/replace windows

Merritt Meyer, President, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Mr. Meyer submitted a new letter from the RIHP&HC indicating that the proposed windows would have no adverse effect on Building #10. Mr. Meyer brought a sample window to the meeting and stated that from 20' away you could not see the difference from the original windows.

Mr. Meyer also requested they be allowed to use Azek for any trim repair necessary. The lite above the door will be replicated using the photo (Exhibit C) from the previous meeting.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 12-048 as presented for the replacement windows with 16/16 wood sash and a single pane of glass in accordance with Secretary of the Interior Standards #2, 6 (Hertfelder/McCarthy 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 6. Also noting the RIHP&HC letter dated July 3, 2012, stating that the proposed windows would have no adverse effect on the building.

Project Monitor: Eric Hertfelder

3. 12-071 500 Wood St., Bldg. #8, Mosaico B&CDC

1. replace windows; 2. replace/repair/relocate doors; 3. new roof

Merritt Meyer, President, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-J. Application is to repair or replace windows, replace and relocate doors and to build a new roof over the replacement structure.

Windows will be repaired if possible; those that are replaced will be constructed with wood 3/2 panes in the same manner as those in Building #10. A new roof will be constructed after the removal of the metal shed with the same pitch as Building #8. The footprint of the new building construction will be a re-use of the existing.

Diana Campbell and Eric Marshall noted that the replacement door in the rear will be a 36" steel door, and the front metal clad door will have 6/6 lites similar to the existing. The frame around the large door will be repaired.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 12-071 as presented for replacement windows on the north and south sides, repair and replacement of doors and construction of a new roof over the reconstructed structure on the south elevation in accordance with Secretary of the Interior Standards #2, 6 (Hertfelder/Allen 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 6. Also noting the RIHP&HC letter dated July 3, 2012, stating that the proposed windows would have no adverse effect on the building.

Project Monitor: Eric Hertfelder

4. 12-065 8 Noyes Ave., Virginia Burpos

replace wood gutters

Brian Tucker presented for his neighbor. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-K. Mr. Tucker stated that the gutters were beyond repair with large holes that cannot be lined.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 12-065 as presented to replace wood gutters and downspouts with aluminum in accordance with Secretary of the Interior Standard #9 (McCarthy/Hertfelder 5-1 (John Allen)).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: Sarah Butler

5. 12-066 88 Church St., Charles Cavalcante

install hand rail front steps

Property owners Cheryl and Charlie presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Owners apply to install a pipe railing on the front steps using 1 5/8 galvanized steel piping which will be painted.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 12-066 as presented in accordance with Secretary of the Interior Standard #9 (Allen/McCarthy 5-1 (Victor Cabral)).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: John Allen

6. 12-067 1343 Hope St., John Robert and Maron Andrews

1. replace/install fences, gates; 2. re-grade; 3. replace driveway; 4. install flagpole; 5. replace/restore windows; 6. add storm windows; 7. install louver; 8. re-side; 9. install lights;

Property owner Bob Andrews presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-R. Mr. Andrews described the project which included:

Site Work

1. fencing; constructing a fence connecting the house to wall on south side of wire with privet hedge on either side.
2. build up a portion of the south stone wall.
3. install new gate
4. re-grade around house
5. add stepping stones
6. install flagpole
(see exhibits)
7. reconfigure driveway and line with granite blocks

Windows

1. replace all windows (which are in a deteriorated condition) with custom made wood reproductions. Owner was told by window restorer that they were not in good enough condition to repair. (see Exhibits)
2. install new storm windows
3. replace 3rd floor north window with a ventilating fan

Siding

1. replace siding on south, east, and west sides with quarter sawn lumber siding. Various areas of the siding have been replaced over the years (see Exhibit photos) and the result is a very spotty surface. Owner stated that he feels a need to see what condition the underlying structure is in and to accommodate modern wiring. Members were comfortable with siding replacement. Owner stated he would be willing to hold off on the north wall if the Commission felt that was necessary but would prefer to complete the entire house at one time. He was told if it appears necessary to replace that siding, it could be approved by Administrative Approval.

Exterior Lighting

2. install two wall lights (Exhibit H) which owner has had on all his homes.

If necessary, any in kind replacement of window trim to be handled by application and Administrative approval.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 12-067 as presented for 1. replace/install fences, gates; 2. re-grade; 3. replace driveway; 4. install flagpole as presented (when raising height of south stone wall similar pattern and material will be used) in accordance with Secretary of the Interior Standards #6, 9 (Hertfelder/McCarthy 6-0).

A motion was made to approve Application 12-067 as presented for 5. replace/restore windows; 6. add storm windows; 7. install louver with the provision that at the owner's discretion two of the original sash be utilized in one window (in a sheltered location, if possible) and the third sash stored on the premises. Decision is in accordance with Secretary of the Interior Standards #6, 9 (Hertfelder/Allen 5-1 (Victor Cabral).

A motion was made to approve Application 12-067 as presented to 8. re-side; (after restating - all four sides) 9. install lights in accordance with Secretary of the Interior Standards #6, 9, 10 (Hertfelder/McCarthy 5-1 (Sarah Butler).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9, 10. Also noted after Commission member inspection there are many patches and broken clapboards with an uneven siding appearance and due to the age of the house there is a need to inspect and address structural problems.

Project Monitor: Eric Hertfelder

7. 12-068 96 High St., Stephen Mello

1. install fences, gates; 2. install front walkway

Property owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Mr. Mello plans using natural cleft blue stone pavers for the front walkway and fencing and gates of red cedar which will be painted.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 12-068 as presented for the installation of a 6' spruce, dog eared style fence, a 3' spruce gate and a walkway using blue stone pavers in accordance with Secretary of the Interior Standards #9, 10 (Butler/Allen 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10

Project Monitor: Oryann Lima

8. 12-069 573 Hope St., James & Virginia Davis

replace two windows

Property owner Virginia Davis presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is to replace two windows on south elevation, 3rd floor with the same brand window style as previous replacements.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 12-069 as presented to replace two windows on south elevation, 3rd floor with the same brand window style as previous replacements in accordance with Secretary of the Interior Standard #9 (Allen/Hertfelder 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: Sarah Butler

9. 12-072 42 Bradford St., Lombard John Pozzi

install new skylights

Property owner Lombard Pozzi presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Application is to install two operable flat-paned skylights at the rear roof slope matching size and in line with existing skylight to the east.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 12-072 as presented for installation of two skylights in accordance with Secretary of the Interior Standard #9 (Allen/Hertfelder 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: Sarah Butler

Staff Report:

Staff Approvals – June = 7, copy attached

Project Monitor Report(s)

Old Business

Adjourn:

A motion to adjourn was unanimously passed at 9:25PM

SC

Date Approved: August 2, 2012

BRISTOL HISTORIC DISTRICT COMMISSION

MONTHLY SIGN-OFF REPORT

June, 2012

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